Parkview

A wraparound porch with skyline views is just one way this home combines big-city allure with a relaxed and comfortable style.

In every city across the South, space is a big issue—and we aren’t just talking about square footage. The space between suburbia (where a lot of people live) and city center (where most people work) has grown so fast that many families are moving back to urban neighborhoods, trading cul-de-sacs and two-hour commutes for a town house and a grocery store up the block.

Inspired by this trend, Parkview, our Georgia Idea House, aims to redefine city living in the South. It’s located in Glenwood Park, a new 28-acre community just a couple of miles from downtown Atlanta. Visit the area, and you may be surprised to see that Glenwood Park just proves that you don’t have to live in the suburbs to have it. The community has a growing landscape, and so does Parkview, even on a lot not intended for much yard. Landscape architects Franklin/Caldwell + Associates, Inc., made the most of the exteriors, adding foliage in every available space around the house. For color, pots of pretty flowers are staggered on the front porch steps. More blooms punctuate the courtyard and porches. The design is a wonderful complement to a house that faces the community greenspace.

Not only does Glenwood Park resemble an established neighborhood, but the home’s architecture reflects history as well. Jim Strickland and the design team at Historical Concepts—a Peachtree City, Georgia, architectural design firm known for creating historic elements such as the ones in this house. Yesterday’s Charm Today Each architectural detail designed by Historical Concepts captures the spirit of classic elements seen in older homes. For example, Craftsman-style touches, including the built-ins that flank the family room’s fireplace, bring the past into the present. The floor plan, which is more suited to today’s lifestyles, has clean lines and enhances the solid architectural framework.

Link Rooms With Color
Mary Margaret’s accent color scheme was inspired by the rich gold-and-blue fabric seen on the family room’s sofa pillows. A sofa and chair from Storehouse, upholstered in a high-performance synthetic suede, add contemporary pizzazz. Simple blue window panels coordinate with the pillows and rug. Woven shades allow the homeowner to control natural light without pulling closed the panels. Textural elements such as the side chairs and limestone-and-iron coffee table create depth and warmth.

Mod Meets Classic
The family room showcases contemporary art from Fay Gold Gallery, sleek metallic lamps from Circa Lighting, and simple silk draperies from The Curtain Exchange. These items bring modernity to a setting framed with the most traditional of interior elements—an antique rug from Nomadic Arts.

Handsome Floors
Heart-pine boards have been providing timeless beauty in homes for hundreds of years, and today American-made Authentic Pine Floors complement any decor. Create rich-looking, beautiful floors in your own home. You can choose from custom, site-finished, wide-plank, or prefinished boards, such as the ones in this house.

Cozy and Inviting
For the interiors, Mary Margaret Nevin of Nevin Interior Design contrasts the Idea House’s old-fashioned character with cutting-edge style. In spaces such as the family room, sleek and sophisticated elements including the chandelier, contemporary artwork and furniture, and a simple color scheme highlight the home’s timeless beauty in homes for hundreds of years.

Spatial Juxtaposition
The family room showcases contemporary art from Fay Gold Gallery, sleek metallic lamps from Circa Lighting, and simple silk draperies from The Curtain Exchange. These items bring modernity to a setting framed with the most traditional of interior elements—an antique rug from Nomadic Arts.
Fully Stocked Kitchen
High ceilings, a set of Pella windows, and a neutral color scheme may provide the kitchen’s expansive feel, but the actual appliances from Electrolux ICON™ and storage components from Plain & Fancy Custom Cabinetry really top it off with contemporary style.

Mix-and-Match
The latest stainless steel appliances meet timeless details in this corner of the kitchen. A tile backsplash and rich, dark color to add visual impact and depth.

Maximize Storage Options
Function is so important in a house, especially in the kitchen, where every square inch should be useful. The pull-out storage racks on either side of the cooktop exemplify good design in unexpected places.

Easy on the Environment
Every home needs to be equipped for recycling, but especially one built in a community constructed with recyclable and reusable materials. Glass, metal, paper, and plastic are presorted into trash bins hidden in a deep drawer in the island.

Perfect for a Chef
Today, Electrolux offers an unmatched selection of refrigerators, ovens, and cooktops to help you streamline your cooking routine. From the kitchen novice to pros who can sauté in their sleep, cooks will appreciate thoughtfully designed details such as Smooth-Glide™ oven racks that slide effortlessly on ball bearings. Electrolux understands the details that go into making a user-friendly kitchen, which is why this house features Electrolux ICON™ appliances.

Linger Outside
The ample porches and courtyard at Parkview are the perfect spots to start your morning off right with a glass of healthy, 100% pure orange juice. Florida’s Natural juices are not made from concentrate, so pour a glass, grab the newspaper, and enjoy fresh-squeezed taste every day. Also try Cranberry Apple Juice Cocktail, Ruby Red Grapefruit Juice, and Raspberry Lemonade.

Elegant Dining
The dining room is the perfect example of eclectic style. Mary Margaret paired a traditional heirloom rug and a set of antique chairs with a modern square table and leather chairs. The glass chandelier and lamps punctuate the setting with sophistication. A door to the front porch and a wall of windows allow plenty of sunlight to spill into the compact space.

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Soothing Spot To Soak
The master bedroom’s soft palette is carried into the bath. Creamy marble tiles provide a textured look on the floor while mosaic tiles line the walk-in shower. A bubble bath in the freestanding tub from Cheviot is the perfect respite after a long day. The private water closet sits at the end of the main space. Separate vanities and wood-framed mirrors are painted a mushroom hue in keeping with the muted floor, walls, and accessories.

High-Style Suite
The hottest thing in bedrooms right now is having a cool color scheme. By cool, we mean soft, calm tones such as blues and greens. For this master bedroom, a rich sea blue is paired with cream. As an alternative to a headboard, Mary Margarett upholstered the lower wall behind the bed with a blue-and-cream herringbone Sunbrella fabric edged with silver nail heads. Leather benches and antique bedside tables provide contrast.

Let the Sun Shine In
Pella Windows & Doors manufactures quality products that offer something for every budget.
In Parkview, argon-filled, double-pane windows from the Architect Series are twice as energy-efficient as regular double panes, a nod to this house’s environmentally friendly goals. The windows help keep energy costs down, too, so you can pull up the shades and enjoy sunlight without paying a hefty power bill.

Adding Softness
Few design elements warm up a room and add personal style more than plush carpet. Not only do floor coverings need to look pretty, but they also need to feel good underfoot. Mohawk Industries offers both soft, durable, and luxurious carpets in a variety of colors and designs for any room, including the ones in Parkview. The Wunda Weave patterned loop-cut-loop carpets, such as that used in the master bedroom, stand as one of the hottest trends in decorating today.

Fresh Ways With Fabric
Whether you’re upholstering sofas and chairs or creating curtains and pillows, Sunbrella fabrics make a great choice because they are fade-resistant and easy to clean. In the master bedroom at Parkview, durable Sunbrella fabric is used for a unique headboard wall behind the bed and a coordinating bed skirt. In the guest room upstairs (see page 64), more Sunbrella fabric is hung on a rod to frame the bed, giving a stylish look with high-performance wearability.

Year-round Comfort Inside
There’s no substitute for the efficient, reliable, and quiet systems from Lennox. The Dave Lennox Signature Collection provides the quietest and most efficient air conditioner and furnace available. Keeping cool in the South can be challenging, so we looked to Lennox for help. At all three Idea Houses, these systems keep each room fresh and free of pollutants.

Turn a Hallway Into a Gallery
Versatile storage is essential in a home. The hallway leading to the master bedroom becomes a gallery, complete with a row of bookcases and custom cabinets, enabling the homeowners to store and display their favorite things.

Don’t Forget Doors
JELD-WEN Interior Doors offer numerous designs, from custom-carved to molded, making them ideal for any type of architecture. The Rockport series used in Parkview features horizontal panels, a nice detail for a home with historical elements. Interior doors include a five-year limited warranty.
A Pick of Porches

Outdoor spaces completely integrate this home with the surrounding environment. In the back courtyard, General Shale Brick pavers provide a natural complement to the lighter-colored brick exterior. With doors leading to the mudroom on one side and the master bedroom on the other, the courtyard serves as a retreat for late-afternoon naps or early-morning coffee breaks. Landscape architect Bill Caldwell of Franklin/Caldwell + Associates, Inc., even included a fountain in the design as a focal point.

Make the Most of a Small Yard

Although Parkview doesn’t boast a large yard, Bill created a setting perfectly suited for the site. Trees, shrubs, and flowering plants enhance the exterior. The design incorporates selections that are perfect for gardeners and those who don’t want a lot of upkeep.

Durable Underfoot

Resistant to insects and weathering, Trex decking products provide the rich look of real wood without all the maintenance. This environmentally friendly building material, made mostly from recycled plastics and reclaimed wood, provides a nonslip, non-splintering surface. It’s used on many of the outside spaces at our Georgia Idea House.

Building in Style

No matter where you decide to construct your dream home, General Shale Brick can help with a selection of traditional and contemporary bricks in every kind of texture—from both rough and tumbled finishes to an Early American style. Parkview is built with Olde Oakmont, a tan-colored brick, but you can also choose from white, gray, red, brown, pink, or peach.

Hose Storage Bench

This storage bench would make a great addition to any garden. It’s perfect for housing hoses, gardening tools, and potting necessities. Plans are available for $4. To order send a self-addressed, stamped (with two first-class, letter-rate stamps), business-size envelope to Hose Storage Bench Project, Southern Living Projects, P.O. Box 11407, Lockbox 1014, Birmingham, AL 35246-1014. Enclose a check for $4 payable to Southern Living Projects. Allow six to eight weeks for delivery.

See all of our project plans at southernliving.com/projectplans.
Drop Off Your Stuff

The mudroom serves many purposes. It’s not only a great place to leave dirty shoes and backpacks, but the tall cabinets in the room are also convenient for keeping dog leashes and sports gear out of the way. Drawers beneath the cabinets offer out-of-sight storage. On the wall behind the bench seat, a row of hooks neatly holds jackets and umbrellas.

Drama in the Bath

Rich, dark colors and a mix of materials merge in this powder room, located just off the mudroom. Mary Margaret selected a stone basin for use on a solid-wood countertop. Simple sconces contribute to the sophisticated setting.

Keep a Tidy House

Every house needs a laundry room that works just as well for storage as it does for cleaning clothes. Parkview’s includes extra-tall cabinets from Plain & Fancy Cabinetry on both walls. The front-loading washer and dryer use less water than traditional machines—another energy-efficient element in this house. The design of the washer and dryer also makes loading and unloading a breeze. The space-saving ironing board pulls out of a drawer.

Pretty Surfaces

The laundry room in this Idea House features a new version of DuPont Corian countertop that looks exactly like concrete. The surface lends a contemporary edge to the utilitarian space. In other rooms at Parkview, such as the kitchen, countertops glisten with the beauty of DuPont Zodiaq, a premium quartz surface that boasts the radiance of quartz crystal and the strength of natural stone. With many colors available, there is a DuPont Surface that’s just right for your home.

Kiss Clutter Goodbye

Everyone envisions a neat and organized garage. But unless you plan ahead and add components to keep the space in order, you’ll likely end up with garage doors that remain closed just to conceal the mess. At Parkview, the design team anticipated this situation. The Container Store installed a super storage system in the garage closet, instead of having a pantry in the kitchen. Simply unload goods, such as Viva paper towels, Scott tissue, and Kleenex, and nonperishable groceries directly onto a designated shelf. You’ll know where your supplies are the minute you need them.
Check Out the View
There is nothing like looking out the door of a cozy home and seeing the lights of the city. Our terrace off the upstairs hall allows you to take in lots of views; the windows also provide ample light to the stairs.

Glenwood Park is planned so that each homeowner has the feel of a neighborhood with the amenities of downtown living. As the view from the second-floor terrace proves, the Atlanta skyline offers a terrific backdrop.

Windows That Wow
Whether you prefer the look of soft fabric shades, such as the ones in Parkview’s master bedroom, or the clean style of popular natural woven blinds used in the family room and kitchen, Hunter Douglas Window Fashions has just the look for you. There are so many styles, textures, colors, and versatile shading options to choose from that you’ll have no problem finding what you need.

Sleek and Convenient
In the computer nook on the second floor, high-tech style meets beautifully crafted interior details. Nested in the arch, a built-in desk accommodates a computer to provide a delightful space for paying bills or surfing the Internet.

Use the cubbies to the side of the desk for more storage or display. The contemporary artwork in the arch offers a focal point. Nearby, a gift-wrapping closet keeps craft items at hand for creating pretty packages. Opposite the desk and next to the stairs is a low shelving unit that holds books.

It’s a Wrap
Want a great idea for a small space? Then see what we did with this linen closet to the left of the computer nook. It was outfitted as a handy gift-wrapping station by The Container Store. Racks on the door as well as adjustable shelves provide ample storage.

Get Connected
Does your home need a communications makeover? BellSouth offers everything that you need to get your family up to speed such as FastAccess® DSL Services, local and long-distance calling, DIRECTV® (with more than 205 digital-quality channels and optional TiVo capabilities), and Circular Wireless® plans.

Fun Space for Kids
For the children’s room, Mary Margaret created a space that is fresh, bright, and oh-so-comfortable. Twin beds are framed by a single custom headboard covered in soft, high-performance Sunbrella fabric. The bedside table is découpgaged in sheet music and was custom-made by artist Becky Fern of Simply Cracked. Colorful Martex sheets add a fresh punch to the otherwise neutral coverlets and bed skirts.

Sunless Slumber
When the kids want to sleep late, they just pull down the Hunter Douglas window shades in the room. Multiple layers in the blinds allow light to filter through when needed. The chair and ottoman from Storehouse provide relaxed seating in the reading corner.

Just Add Color
Paint from The Sherwin-Williams Company brightens every room in Parkview. With thousands of shades from which to choose and a Web site that can help you plan for painting projects big or small, The Sherwin-Williams Company can help you spruce up your home. Nothing freshens up a room like bright, smudge-free walls.

Simple and Pretty Bath
Crisp white cabinets, a white marble tile floor, and a DuPont Zodiaq countertop set the tone for a sleek bath off the children’s room. Sconces with shades are mounted to the frameless mirror to provide the right amount of light and style.

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Frame a Bed With Fabric
Mary Margaret wanted a dramatic but comfortable look for the guest room. Paired with a platform bed from Storehouse, the custom drapery panel crafted from Sunbrella fabric hangs behind the bed to soften the space between the large windows. Woven wood shades from the Hunter Douglas Exotic Collection add relaxed texture and warmth.

Restful Hideaway
The sleeping porch is located off the guest room so visitors get a living room of their own while homeowners can come and go freely downstairs without disturbing them. Custom-made shutters keep the space private but can be opened up to allow in fresh breezes.

Various handmade elements abound throughout Parkview’s interiors. Here, artist Becky Fern of Simply Cracked created a coffee table that adds just a touch of whimsy to the contemporary, tropical-inspired outdoor furnishings on the sleeping porch.

Soft and Comfy
No bedroom is complete without durable linens. That’s exactly why we selected Martex linens and towels for this Idea House. The ones shown above make a dramatic statement in the guest room and ensure comfortable slumber for overnight visitors. Another great feature of the bedding in this room is that it is reversible. Now you can change the room’s look with minimal effort.

This Space Sparkles
In the guest bath, a mosaic of earth-tone tiles from Walker Zanger enhances the cream-colored cabinets and countertops. Simple elements such as small potted plants and chrome accessories keep this bath stylish.

The mosaic tiles were used for the tub surround and as accent elements on the floor. Sheets of mosaic tile are easily cut and divided for use as insets in large tile schemes such as this one. It’s a great idea for adding a bit of color without incurring a lot of expense.

Don’t Forget Details
The Idea House exhibits old-fashioned character, but the interiors are infused with cutting-edge appointments. We used BRIZO bath fixtures by Delta Faucets throughout the house to exemplify some of the hottest designs on the market. In the guest bath, the faucet’s design lets you see the water as it flows.

Peace of Mind
Protect your home and all that’s precious inside with Schlage locks. Maximum Security Dead Bolts offer pick-resistant pins, a full 1-inch dead bolt, and a steel door frame reinforcer. Schlage locks are designed to fit any door and are backed with a 10-year guarantee for the finish and a mechanical lifetime guarantee for the original user. For security and peace of mind, Schlage locks were installed on the doors at Parkview.
Key Contributors

Visit Parkview
Our Georgia Idea House is located in the heart of Atlanta in Glenwood Park. Traveling east on I-20 from the I-75/85 connector, take Exit 59B. Turn right at the top of the ramp. Glenwood Park is on your left. Follow the signs to the Southern Living Idea House.

The house is open until Sunday, October 2. Hours are 11 a.m. to 5 p.m. Wednesday through Saturday and 1 to 5 p.m. Sunday. (It will be closed Monday and Tuesday.) Admission is $10; a portion of the proceeds will benefit Earth Share of Georgia.

Community Glenwood Park
Glenwood Park is emerging as a dynamic new city neighborhood. It is a 28-acre, $150-million, walkable, environmentally responsible community that features a traditional mix of different housing types as well as retail stores, office space, civic buildings, people-friendly streets, parks, and recreational facilities. Glenwood Park has received numerous honors, including the prestigious “Community of the Year” award from the Greater Atlanta Home Builders Association. When completed, Glenwood Park will consist of 325 to 360 residences, 20,000 square feet of office condominiums; and 50,000 square feet of retail space, along with parks and greenspaces.

Design Green Street Properties
Green Street Properties is the primary developer of Glenwood Park, the lively new city neighborhood located 2 miles from the center of downtown Atlanta. Charles Brewer, Katharine Kelley, and Walter Brown formed Green Street Properties in the summer of 2001. The company is committed to the principles of new urbanism and smart growth, and it focuses on creating walkable, interesting, mixed-use neighborhoods. Green Street Properties is also committed to employing environmentally sound practices in design, construction and building operation.

Architecture Historic Concepts
Historical Concepts was founded in 1982 and has evolved into a multidiscipline place-making firm offering custom residential architecture, commercial architecture, and land-planning services. The 30-person staff is responsible for more than 1,000 projects and nationally recognized Traditional Neighborhood Development projects, continually demonstrating the benefits of utilizing traditional principles of planning and design in new construction. In addition, Historical Concepts now offers pre-designed plans that cater to the New Urbanism movement. The design team of Jim Strack, Terry Pyant, Kelly Andrews Scibona, Ryan Yurcaba, and Dan Lemberg found inspiration for the Southern Living Idea House in Atlanta’s historic neighborhoods. Studying homes in Ansley Park, Grant Park, Innman Park, and Druid Hills, the team incorporated its favorite elements from each into the Idea House.

Builder Whitetail Homes
Whitetail Homes, Inc., was established in 1994 by Jon L. Roby. Jon has been involved in the building and development business for more than 30 years. For the past 22 years, he has been active in the Atlanta area, serving as vice president and president of large national builder companies prior to forming Whitetail Homes. Whitetail Homes focuses mainly on developing building-infill locations that create a neighborhood feel with architecturally historic designs, modern floor plans, and energy-efficient construction.

Interior Design Nevin Interior Design
Mary Margaret Nevin of Nevin Interior Design creates residential and commercial interiors that are not only elegant and sophisticated but functionally practical as well. Mary Margaret designs historic plazas, residences and offices across the country and in Mexico. She has been published in Atlanta Magazine, Atlanta Homes and Lifestyles, Better Homes and Gardens, Kitchen Trends, Southern Living, and Style magazines. Her work has also been featured in The Atlanta Journal-Constitution and on the CBS network.

Visit Parkview (11130) are available. To order call 1-800-755-1122, or visit southernlivinghouseplans.com. Please note that these houses as constructed may differ slightly from working drawings. Carefully review all plans with your builder prior to construction to ensure all desired changes. Paint colors as reproduced here attempt to exactly match the actual paint colors, but printing may cause slight variations.

Landscape Design Franklin/Caldwell + Associates, Inc.
The history of Franklin/Caldwell + Associates, Inc., with the highly regarded landscape architect, Dan Franklin, ASLA, and Bill Caldwell, ASLA, continues to build upon that same level of excellence by combining a design sensibility that is sophisticated and elegant. Franklin/Caldwell strives to creatively marry the goals of each client with the natural and historical context of the site to create personalized outdoor living spaces. Support 62 leading environmental groups with workplace campaigns, volunteer events, and creative partnerships. Earth Share is proud to partner with the Southern Living Idea House at Green Street Properties and is delighted that the house encourages visitors to think green.

Charity Earth Share of Georgia
Earth Share of Georgia offers citizens a simple way to care for Georgia’s environment by partnering with employers to support 62 leading environmental groups through workplace campaigns, volunteer events, and creative partnerships. Earth Share is proud to partner with the Southern Living Idea House at Green Street Properties and is delighted that the house encourages visitors to think green.